



241 W 23RD ST

An exceptional opportunity awaits at this premier **RETAIL STOREFRONT** now available for lease in the heart of Chelsea, within the vibrant Downtown of Manhattan, New York City (NYC). Nestled along the thriving West 23rd Street, across the street from the Hotel Chelsea, this location thrives on a constant influx of bustling daytime foot traffic and a steady stream of both pedestrians and vehicles.

Boasting a generous 3,250 Square Feet (RSF) of main floor space complemented by an additional 950 SQ FT basement/cellar/lower level, this property offers versatile options for storage and operations. Complete with fully sprinklered fire protection, the space embraces a charming Prewar airy, open floor plan, adaptable to various business needs. Perfectly suited for wellness havens like spas or salons, medical practices, fitness studios, and much more.

Positioned strategically within a prime locale, this neighborhood is a magnet for discerning consumers. Adjacent to iconic landmarks including the High Line, esteemed Art Galleries, fitness hub Equinox, scenic Hudson River Park, upscale markets like Whole Foods and Trader Joe's, culinary haven Eatly, Chelsea Market, and tech giants Apple and Google HQ.

Stats

1st Floor Suite, Entire Floor

<i>Space:</i>	3,250 SF
<i>Rent:</i>	\$117.96/sf/yr
<i>Available:</i>	Now
<i>Service type:</i>	Modified Gross
<i>Space type:</i>	Relet
<i>Space use:</i>	Retail
<i>Lease term:</i>	Negotiable

Beyond its doorstep lie captivating neighborhoods like Flatiron, Gramercy, Greenwich Village, and Hudson Yards, offering a rich tapestry of experiences.

Effortless accessibility is key, with a myriad of transportation options including the nearby MTA Subway lines A, C, E, L, R, W, 1, 2, 3, and a short stroll to the convenience of Penn Station/Moynihan Train Hall. Embrace the spirit of Community District 104 at Zone 5 in this unique leasing opportunity.

Coco Dorneanu

Licensed Associate Real Estate Broker

Eric Bottomley

Licensed Real Estate Salesperson

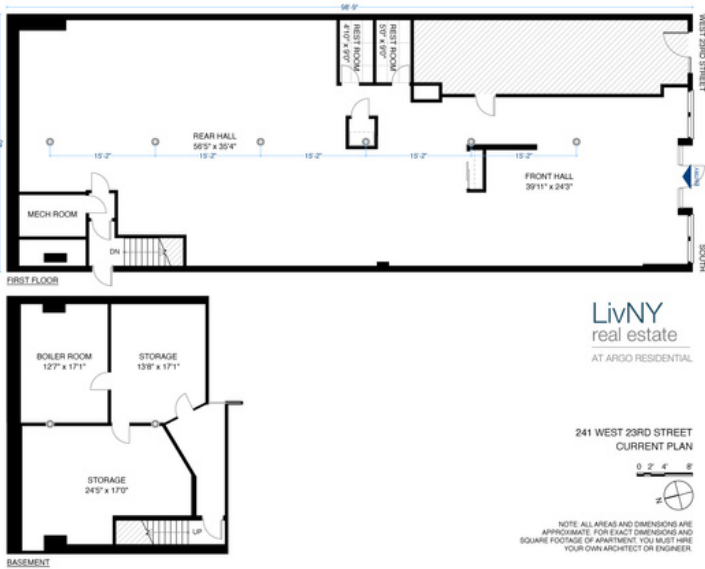
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